

003.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

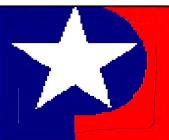
994,100 / 994,100

USE VALUE:

994,100 / 994,100

ASSESSED:

994,100 / 994,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
39-41		EGERTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GHANDI KAMYAR	
Owner 2: MILEVSKAJA ANA	
Owner 3:	
Street 1: 205 MYSTIC VALLEY PKWY	
Street 2:	

Twn/City: WINCHESTER

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	01890		Type:	

**PREVIOUS OWNER**

Owner 1: STEWART KAREN A/TRS & -
Owner 2: BLAND IRENE MELANIE/TRS -
Street 1: PO BOX 134
Twn/City: EASTHAM

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02642		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2464 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4912		Sq. Ft.	Site		0	80.	1.16	1									453,888						453,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4912.000	535,900	4,300	453,900	994,100		2240
							GIS Ref
							GIS Ref
							Insp Date
							08/31/17

Total AC/HA: 0.11276

Total SF/SM: 4912

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 453,888 Spl Credit: Total: 453,900

apro

2023

**USER DEFINED**

Prior Id # 1: 2240
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/29/21 18:12:31
LAST REV
Date Time
10/23/19 08:04:35
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART KAREN A	72097-536	1	1/7/2019		1,050,000	No	No		
STEWART KAREN A	58743-305		3/23/2012	Convenience	99	No	No		
SPANEAS KAY	24594-97		6/3/1994		1	No	No	Kay Spaneas dod 08/21/2011	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/11/2019	499	New Wind	6,250	C					10/23/2019	Mail Update	MM	Mary M
1/31/2019	151	Inter Fi	18,825	C					8/31/2017	MEAS&NOTICE	HS	Hanne S
1/31/2019	152	Inter Fi	19,825	C					4/29/2009	Measured	197	PATRIOT
									11/8/2000	Hearing Chag	264	PATRIOT
									10/15/1999	Inspected	267	PATRIOT
									9/20/1999	Mailer Sent	256	PATRIOT
									9/20/1999	Measured	256	PATRIOT
									11/1/1991		PM	Peter M

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

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